



Verdugo Woodlands West Homeowners Association

THE WOODLANDS GRAPEVINE

MISSION To preserve the low-profile, single-family character and unique aesthetics of the Verdugo Woodlands, and provide a forum for discussion of civic issues that may affect our neighborhood and its residents.

Fall 2021

Welcome, Fellow Woodlander!



You've never seen this newsletter? It could be you aren't a member of VWWHOA... yet. Whether you are or not, we welcome you to these pages and we'd love you to join us!

We're a growing 501(c)4 non-profit of homeowners, formed to protect and enhance the quality of life in our Verdugo Woodlands neighborhood of 1,100 homes. We hold important events like our City Council Candidate Forum that affect our daily lives and gatherings that are just for fun.

Our most recent event was a free private tour of the **Museum of Neon Art** led by the president of the board of the museum, **Eric Lynxwiler**, along with Executive Director **Corrie Siegel**. It was the first visit there for most of us and, thanks to Eric and Corrie, truly illuminating for everyone.

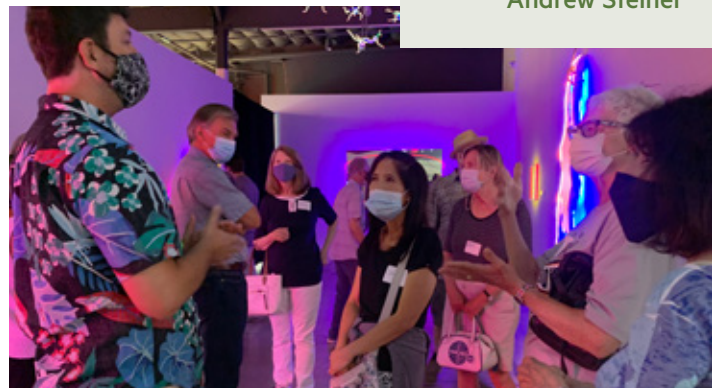
Upcoming events to watch for are a **Tree Tour of the Woodlands** and a play at **The Antaeus Theatre**. We welcome your suggestions for other gatherings. Just drop us an email at vwwhoa@gmail.com

"The MONA is such a unique and special place! The docent on our tour was passionate and knowledgeable about the history of neon art. It was fascinating to hear the story behind each piece; you feel like you're traveling back to a bygone era! I highly recommend visiting this little gem in the Jewel City."

— Tanya and Andrew Steiner



ABOVE: Our own board member **Rick Stern**, and his wife **Marsha Wong**, pet a baby goat. On behalf of the HOA, Rick spearheaded the successful trial by the City of Glendale's Fire Department to use goats to clear the brush on our hills. TOP & RIGHT: **Eric Lynxwiler** shows off MONA's collection to HOA members.



**FOR MEMBERSHIP
INFORMATION, CONTACT**

VWWHOA, Inc.
P.O. Box 343
Verdugo City, CA 91046
vwwhoa@gmail.com
Website: www.vwwhoa.org

BOARD OF DIRECTORS

Annet Arakelian, Treasurer
Loretta DeLange, Secretary
Marcia Hanford
Cathy Jurca
Joanna Pringle
Richard Shaw
Amy Yazzetta

ASSOCIATE BOARD MEMBERS

Pam Elyea
Rick Stern

COMMITTEE MEMBERS

Karen Breau, Membership
Christine Saucedo, Membership

From the Editor

In July, about 25 Woodlanders took a group tour of the Museum of Neon Art (MONA) in Glendale. It was a walk through history with neon signs from historical landmarks. The stories around their preservation were comical and adventurous. Everyone who attended had a great time and for many it was their first visit to MONA. It had been a long time since we were all together. We are now almost two years into the Covid-19 pandemic. Our lives have changed forever. I never imagined wearing a mask and monitoring for six feet distance from others. But, it's here! It has become our norm.

I want to reflect on what hasn't changed. The Verdugo Woodlands! The majestic green trees and flora continue to cover our neighborhood. The neighbors who have become close and dear friends. When I make the turn at Opechee to enter the Woodlands, I'm transported to a land that is warm and welcoming.

I'm proud to have served with my neighbors on our Board of Directors. We brought you three Zoom events, which included our annual meeting and two informational sessions on historic districts. We engaged you on key changes from the local level at City Hall to Sacramento at the state level. We organized gatherings, such as the MONA group tour. We worked with the City's Fire Department to bring goats to the city. We publish a newsletter three times a year to bring you issues and eco tips that matter to the Woodlands. We sincerely thank our advertisers for supporting our local newsletter.

We wish you well and ask you to stay connected. Become a member if you are not to continue to receive our newsletter, bulletins on community engagement opportunities and social events. If you are a member, we thank you for your ongoing support.

Be well and stay safe,

Annet Arakelian, Editor of Fall 2021 issue and Treasurer

1969
found us searching
Glendale for our first home,
when we accidentally discovered "The
Woodlands." Prices & our budget weren't
agreeing, but I knew immediately that this was
where my little family had to live, forever. It took
us a full 8 years to find "IT" & I've been thrilled to call
the Verdugo Woodlands "home" since 1977. Even after
downsizing 23 years later & refusing to leave this unique
area, with its magical & charming homes & tree-lined,
gently curving streets, "Home" is, after 40+ years,
here, in our Woodlands. I was elected to the first
VWWHOA Board of Directors in 1994 when the
Woodlands were being threatened by a huge
development (the famous "Teddy Bear
Hill"). And, I was blessed
ever since.

Minerva Astengo

Updated Membership Database

We are migrating to an on-line membership platform to support the HOA's membership database. Historically, membership records were managed manually with old software supporting our dues collection and membership management processes. The administrative burden on the Board members is now lessened with this new system. You will receive communication from us through this platform.

You will be asked to create a log-in and password. You will be able to update your information directly on the site and also pay your dues there. Some caveats:

- For current members, we are using January 1, 1994 (the year the VWWHOA was founded) as a "join" date to simplify our migration process.
- You will still be able to pay via cash or check.
- Paper copies will continue for those that do not have email.
- We have begun migration to the Join-It member management system and are aiming to complete by the end of the year.

Please bear with us as we navigate the system and bring you high quality service.

You're Invited!

2021 Annual Meeting on October 30



Date:
Saturday
October 30, 2021

Time:
10 am Brunch

Place:
Catalina Verdugo Adobe
2211 Bonita Drive

RSVP by Oct 22
Please let us know names of you and any others who will be able to attend by emailing us at vwwhoa@gmail.com as we will be providing brunch

Stroll, parade, run, ride to the Adobe! Let's celebrate being able to gather in person again. Join us for an al fresco brunch (no cost to members whose dues are current).

If you're not a member yet — welcome! Brunch is \$8 for non-members or \$0 if you become a member when there. It's a great time to join your Homeowners Association.

- Costumes (or not) welcome!
- Mocktail recipe demonstrations by professional bartender
- Help us reduce our refuse. Bring your oldest, ugliest mug to drink coffee and the other beverages served. Then enter it in the **Ugly Mug Contest!** Take it home again if you're attached to it or leave it behind. (We'll wash it and donate it to charity.)
- And don't miss your chance to win the 50-50 raffle. (Hint: bring cash)



MEMBERSHIP APPLICATION

Join us today!



Join instantly at vwwhoa.org

Or return this form along with a \$30 check payable to: VWWHOA, P.O. Box 343, Verdugo City, CA 91046

Email VWWHOA will not share your information

Name

Address

Cell Home Phone

Your Priorities

As needed, would you be willing to attend occasional City Council or Design Review Board meetings to show support for the position that the Association has taken? Yes No

Comments and/or Suggestions

Since 1994, the Verdugo Woodlands West Homeowners Association has preserved the single-family characteristics and aesthetics that make our neighborhood beautiful and unique. Together with your support, our HOA:

- > Represents Verdugo Woodlands West before the City Council, Design Review Board and at various City departments

> Provides a forum for discussion of civic issues that directly affect us

> Represents Verdugo Woodlands West at the Glendale Homeowners Coordinating Council
- > Focuses on protecting our trees, hillsides, parks, and air quality, preserving our historic architecture, and maintaining property values

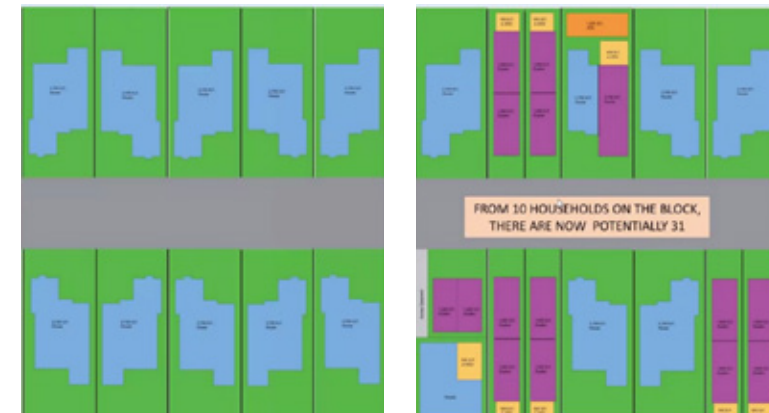
> Keeps you up to date with regular notifications, newsletters and vwwhoa.org website

> Hosts Annual Meeting and Brunch, a Summer Wine Tasting and other fun events to deepen your connection to your neighborhood

Senate Up-Zoning Bills 9 and 10 Are Now Law

As those who read the emails sent by the HOA Board know, the latest assaults on local control of zoning decisions were signed into law by the governor on September 16.

Senate Bill 9 is the most impactful. It ends single-family zoning throughout urban and suburban California. It requires local governments to approve, *without public notice or design review*, the subdivision of almost all single-family lots in two and construction of at least four units of 800 square feet (two on each lot) where one house used to be. This bill is a boon to corporate real estate investors who have since the 2008 recession invested heavily in single-family neighborhoods in southern California. These investors drive up rents and care nothing about the community.



Senate Bill 10 allows local governments to up-zone single-family areas for buildings of up to ten units, again without public notice or design review. It also prohibits voters from overturning up-zoning once the government has approved it. How undemocratic is that?

No affordable housing is required to be built in either of these bills, and all projects are exempt from the California Environmental Quality Act. How did your representatives vote?

SB 9: Portantino YES Friedman NO
SB 10: Portantino NO Friedman No Vote Registered

See the article below for information on what we can do.

Verdugo Woodlands Historic District!

Many neighbors are enthusiastic about creating a historic district that would encompass much of the Verdugo Woodlands neighborhood developed before 1970. Currently there are seven historic districts in Glendale covering almost 1,000 properties, including the Niodrara Drive Historic District in the Woodlands. Three more historic districts, with another 600 homes, are in process.



Two Zoom presentations for residents have explained the benefits of a historic district, the implications for property owners, and the process of creating one in Glendale. To form a historic district, residents must apply to the City; if 25 percent of property owners support the idea a historic district a survey is prepared by a consultant (the City covers the cost). If the proposed district meets the criteria, a petition is circulated, and 50 percent of property owners plus one must agree to do it.

Interest in a historic district has taken off since the legislature passed Senate Bill 9, which requires cities to allow owners of single-family properties to subdivide their property into two lots and build two units of at least 800 square feet on each lot.

Additional ADUs and Junior ADUs would mean eight units where one single-family house used to stand.

With the new law, there is no public notice or design review. And developers cannot be required to pay to upgrade infrastructure. There is no exemption for high-fire areas. However, designated historic districts are exempt from SB 9.

Historic districts enable residents to preserve the character of the neighborhood that drew them to it in the first place. Properties are *not* frozen in time; rather, *historic districts are a way for residents to manage changes to their environment and assert local control over the future of their community* instead of the state. Additions and ADUs are permitted. The expectation is that alterations will fit the general style of the house and be compatible with the neighborhood. No one is ever required to restore their property or make it more "historic."

Would you like more information? Come to our annual meeting (see page 3)! You can also check out a 20-minute video of the presentation at our website vwwhoa.org

Drought Resilience for the Verdugo Woodlands

Droughts have become a norm in Southern California. Here are a few good resources for a drought-resilient neighborhood.

1 GWP continues to have their **Laundry to Landscape Greywater System** program offering a rebate of up to \$500 (not to exceed the actual installed cost) for residential customers who install a Laundry to Landscape (L2L) greywater system that does not require a City permit. Please visit glendaleca.gov site or call 855-550-4497 to learn more.

2 Glendale residents are eligible for Metropolitan Water District's **water-saving rebates**. One is available at \$2 per square foot to convert to drought-resistant plants. Retrofitting your garden with California-friendly plants is one of the best ways to reduce water use in your landscape. Check out bewaterwise.com for information on water-saving rebates and grants, landscape classes, and more about conserving water.

3 **Tips for trees during severe drought.** There are three options – deep watering, mulch or do nothing. If your tree appears healthy, with dense and green leaves over at least most of the canopy, it could be best to do nothing. In other words, "If it isn't broken, don't fix it." Give proper considerations for the use of water during the current severe drought, and mandatory water-use restrictions, and deep water only if the tree shows symptoms of severe stress. If there is stress then considered deep watering and/or adding mulch.

Q When to deep water our oak trees?

A If the soil under your oak 12 to 18 inches down is dry and crumbly, the oak is out of water. A deep watering will invigorate the drought-stressed tree and strategic watering helps overall survival. Deep watering of the drought-stressed tree is accomplished by moving a hose under the canopy of the tree during the day for one or two days at a low flow or trickle, such that the water percolates into the soil. Do this once or twice during the summer to early fall with at least a month between watering to allow the soil to dry, reducing the likelihood that fungi will attack the tree roots.

Q What about mulch?

A Mulching under the tree helps to control moisture by keeping the soil cool and suppressing weed growth. It also adds valuable soil microorganisms. Follow directions on good quality mulch for guidance on how to spread and use under your tree.

The location of the Verdugo Woodlands West and the location of my house are special. I have unique views of the three mountain ranges: San Rafael Hills, Verdugos, and San Gabriels. I live in the middle of an urban forest, surrounded and dwarfed by mature oaks, pines and sycamores. I appreciate the wide variety of architectural house styles and the people and animals that live in and around them. Some of the animals have disappeared (raccoons) and some new ones have appeared (bears). How fortunate we are.

When I volunteered to take a look at the HOA's database and accounting systems on that cold, damp 2018 Annual Meeting morning at the Adobe, I had no idea what I was getting into. I had designed and developed a relational database with the same programs as the HOA's in the 1980's but hadn't touched the system for about 30 years. I was able to update the files and reconcile the bank accounts each month. While on the board I've met some very intelligent, creative and politically-motivated volunteers.

As soon as

I drive into the Woodlands I get a "welcome home" feeling from the sense of community we have here. So many of the residents enjoy spending time outdoors, be it gardening, walking their dog or jogging, that there are always neighbors walking by to chat with. I love stopping to catch up with people I've known for years or taking the opportunity to make friends with those who are new to the neighborhood. Even though we're not far from Los Angeles, there's a small town feel about the Woodlands that's so rare these days — we're very fortunate to live here.

What did I find the most rewarding while serving on the homeowners board: The board's efforts over the years influenced many decisions, both by Glendale City Council and Design Review Board members, that have had a lasting positive effect on the aesthetics of the Woodlands. We raised issues and challenged proposals whose outcome could have greatly changed the appearance of the neighborhood and lessened the quality of life for the residents. The strength in our HOA was in its persistent advocacy for maintaining the existing character of the neighborhood and I am proud to have been a part of that endeavor.

Diane Ferris

Richard Shaw (Woodlands residents 44 years, since 1977)

PLEASE PATRONIZE OUR ADVERTISERS

CVI
CRESCENTA VALLEY INSURANCE

Richard E. Dinger
President

3156 FOOTHILL BLVD. STE. A TEL: 818.248.4500
LA CRESCENTA, CA 91214 FAX: 818.248.3348
LICENSE #0C91996 CELL: 818.414.2758
rick@cvins.com



Meg Patrick
Owner

Member of NAPPS & PSI
Fully Bonded & Insured, On Yelp & FB
Dog Walking, Overnights & Daily Visits
www.geminipetsitting.blogspot.com
"Your Neighborhood Pet Sitter"

Gemini Pet Sitting
"Peace of mind while you're away".
Caring, Responsible & Dependable

818 489-5588
megster12@aol.com

COMPASS
Selling Homes Since 1987



SUZANNE EDWARDS
Broker Associate
m: 818.219.1010
suzanne@suzanneedwards.net
calibre #00959224

964 Foothill Boulevard
La Cañada Flintridge, California 91011

YOUR NEIGHBORS AND FRIENDS

JIM REICHGELT, SRES, QSC
REALTOR® DRE# 1279226
(818) 259-8331 cell
jimreichgelt@kw.com

EVELYN REICHGELT
CRS, GRI, SRES, QSC
REALTOR® DRE# 919063
(818) 248-3410 Home office



kw REAL ESTATE SERVICES
KELLERWILLIAMS

889 Americana Way # 408, Glendale, CA 91210 Each Office is Independently Owned and Operated.

GOLANIAN & ASSOCIATES

Jenny Golanian
REALTOR® DRE# 02023616
818.454.3633
GolanianAssociates@gmail.com
GolanianAssociates.com

Ghazaros Parikian
REALTOR® DRE# 01756958
626.731.3736

Each Office is Independently Owned and Operated. **kw** REAL ESTATE SERVICES KELLERWILLIAMS.



LIVING & SELLING IN
VERDUGO WOODLANDS
SINCE 2014



gw GREEN WORLD REALTY
HAIK ALEXANIANS
REALTOR
818-317-8300
haik@greenworldrealtors.com

Your Home SOLD GUARANTEED
Or I'll Buy it!*



"VIC" VARTAN MARKARIAN
29 years of experience | BRE# 01059771
Markarian Realty Group

For Details Call Me Directly at:
818-248-8668
* Seller and Vic must agree on the Price & Terms

ARBITRAGE

Albert M. Hairapetian
818-FOR-SALE
367-7253

The Verdugo Woodlands
Expert in Real Estate!

www.91208.com





Verdugo Woodlands West Homeowners Association

PO Box 343, Verdugo City, CA 91046



See you at the Adobe – Oct. 30
See page 3. This plus more Woodlands hot topics inside...



We asked long-time Verdugo Woodlands residents that are currently or were previously on the Board of Directors to provide their reflections.

My wife and I joined VWWHOA shortly after it was formed. We were very impressed with all the good work they were trying to do. In fact, I joined the board and eventually served as President for two terms. I have always been impressed with the quality and dedication of the board members and how committed they were to making the Woodlands a better place to live. This has become the most enjoyable place we have ever lived. I enjoyed my time on the board and as President, and would recommend it to anyone who wants to help preserve our terrific neighborhood.

Dennis & Janet Guyer

I have lived in The Woodlands for my entire life and the thing I appreciate the most is being close to nature. My backyard is filled with old oak trees and and lots of wildlife from quail to deer to bobcats. I enjoy serving on the board because it gives me an opportunity to give back to our wonderful community. I am honored to be on such a dedicated board that cares about important issues and sees the value of sharing information the Woodlanders need to know.

Amy Yazzetta